

BRENCHLEY KENT



BRENCHLEY ROAD, BRENCHLEY, KENT TN12 7PB

Striking Detached Family Home in Elevated Position

Entrance Hall * Sitting Room * Dining Room * Garden Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Further Bedrooms
Family Bath and Shower Room

Delightful Enclosed Garden * Summer House * Off Road Parking

This striking detached family home built in the late 1920s exhibits the high ceilings and spacious rooms synonymous with a property of the period. Sitting in an elevated position within the delightful gardens of approximately 0.5 acres, the house is located on the outskirts of the sought after village of Brenchley.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, sitting room with fireplace and log burning stove, dining room, garden room, kitchen/breakfast room, utility room with a door to the garden and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom, three further bedrooms and a family bath and shower room.

Outside a gravel drive sweeps to the front door and provides ample off road parking. The garden to both the front rear is laid predominantly to lawn with mature flower and shrub beds, trees and a manicured hedge. In the garden to the rear, there is a brick terrace as well as a summer house with a paved seating area.

Harpers and Hurlingham

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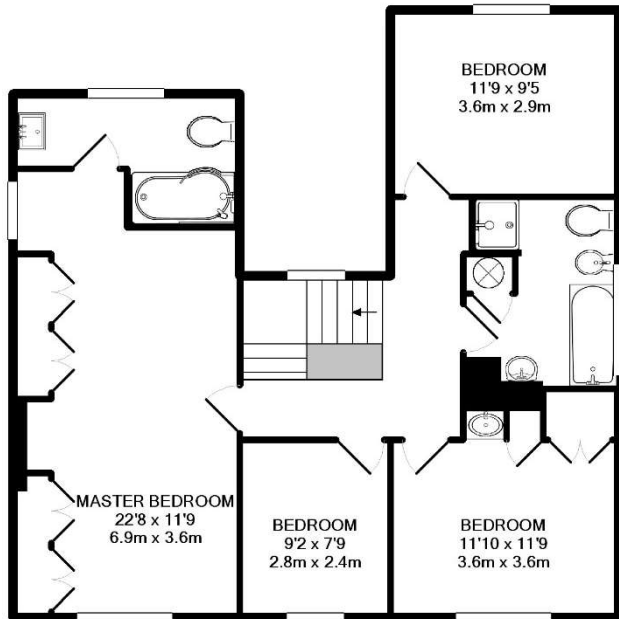
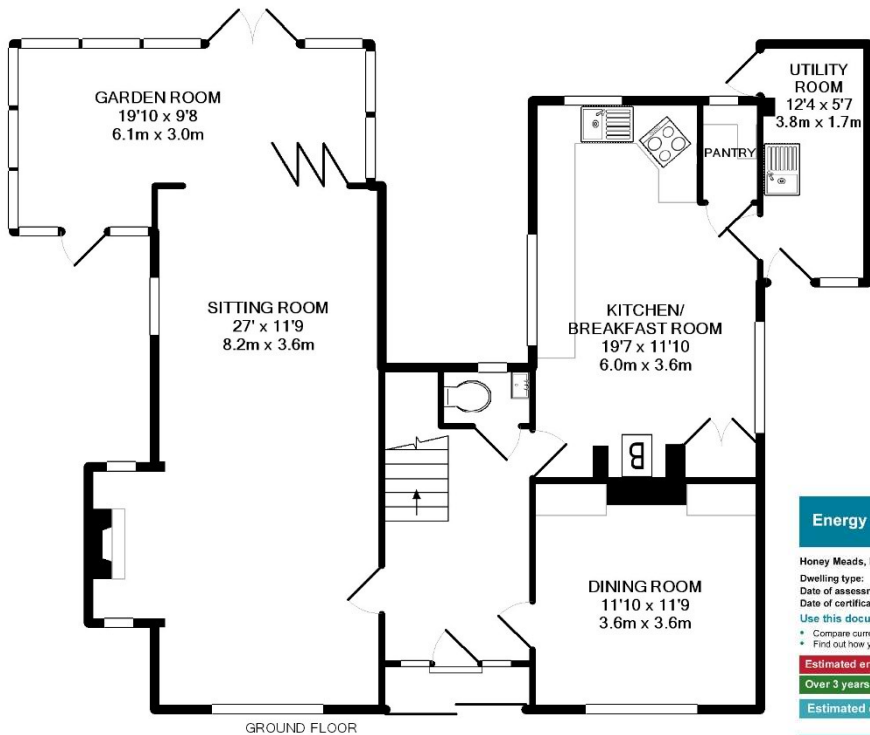


Brenchley offers several shops including a butchers, post office, doctors' surgery and a public house. Nearby Tonbridge and Paddock Wood offer supermarkets and smaller shops with more comprehensive shopping available at Tunbridge Wells.

There are a broad mix of excellent schools in the local area, more details can be obtained by visiting the website www.kent.gov.uk.

Access to the M25 Motorway and the airports is via the A21, with a main line station at Paddock Wood.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1812.6SQ.FT. (168.4SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

Honey Meads, Branchley Road, Branchley, TONBRIDGE, TN12 7PB
 Dwelling type: Detached house Reference number: 8678-7421-0690-9059-2322
 Date of assessment: 21 September 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 September 2018 Total floor area: 153 m²

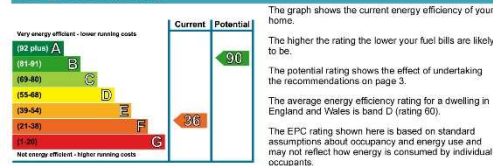
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,614
Over 3 years you could save	£ 2,238

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 288 over 3 years	
Heating	£ 3,780 over 3 years	£ 1,854 over 3 years	
Hot Water	£ 549 over 3 years	£ 234 over 3 years	
Totals	£ 4,614	£ 2,376	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 990
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 282
3 Increase hot water cylinder insulation	£16 - £30	£ 42

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



